

THE FOLLOWING HEARING WAS DEFERRED FROM 3/25/02 TO THIS DATE:

HEARING NO. 01-5-CZ8-3 (01-87)

12-53-41  
Council Area 8  
Comm. Dist. 2

APPLICANT: MALIBU INVESTMENTS, LLC

- (1) NON-USE VARIANCE OF SIGN REGULATIONS to permit four wall signs (2 permitted).
- (2) NON-USE VARIANCE OF SIGN REGULATIONS to permit 2 wall signs of 2,250 sq. ft. each (24 sq. ft. permitted).

Plans are on file and may be examined in the Zoning Department entitled "Days Inn," as prepared by Baez & Associates, Inc., dated March 7, 2001 and consisting of two sketches and 1 picture. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A" of FRANCINE HEIGHTS, Plat book 85, Page 37.

LOCATION: 7927 N.W. 7 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.825 Acres

PRESENT ZONING: BU-2 (Business – Special)

THE FOLLOWING HEARING WAS DEFERRED FROM 3/25/02 TO THIS DATE:

HEARING NO. 02-1-CZ8-3 (01-383)

28-53-41  
Council Area 8  
Comm. Dist. 2

APPLICANT: MIAMI-DADE COUNTY OFFICE OF COMMUNITY & ECONOMIC DEVELOPMENT

- (1) UNUSUAL USE to permit a community center with after school programs for adults and children.
- (2) NON-USE VARIANCE OF ZONING REGULATIONS to permit parking areas including driveways within 25' of official rights-of-way (not permitted).
- (3) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit a total of 6 parking spaces (30 parking spaces required).
- (4) NON-USE VARIANCE OF SETBACK REQUIREMENTS as applied to buildings of public assemblage to permit a setback of 3.25' (50' required) from the interior side (west) property line.
- (5) NON-USE VARIANCE OF LOT COVERAGE REQUIREMENTS to permit the proposed community center with a 37% lot coverage (30% maximum allowed).
- (6) NON-USE VARIANCE OF SPACING REQUIREMENTS to permit an accessory structure (restrooms) to be spaced 5' (10' required from the main structure).
- (7) NON-USE VARIANCE OF LANDSCAPE REQUIREMENTS to permit a landscape buffer of 4' (7' required).

A plan is on file and may be examined in the Zoning Department entitled "Melrose Community Center," as prepared by Studio Pisati, dated 8/7/01 and consisting of 5 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 22, 23 & 24, Block 41, MELROSE HEIGHTS, 4<sup>TH</sup> SECTION, Plat book 17, Page 21.

LOCATION: The Northwest corner of N.W. 33 Street & N.W. 30 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.47 Acre

PRESENT ZONING: RU-2 (Two Family Residential)